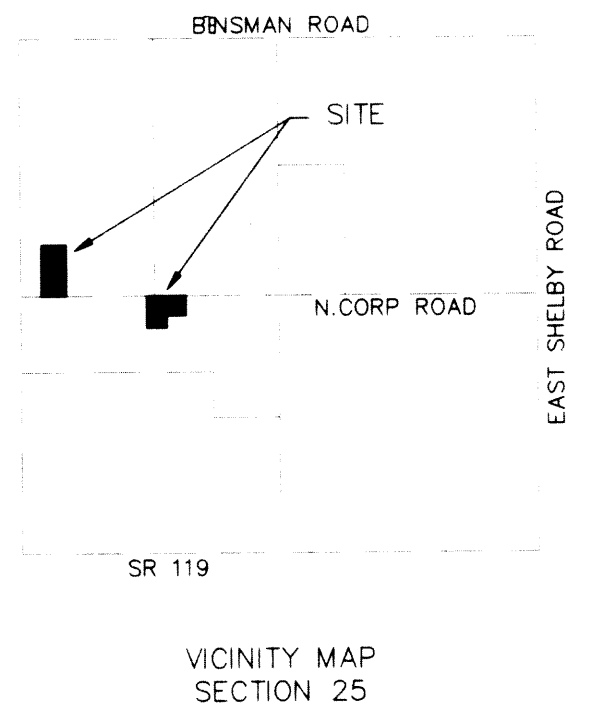
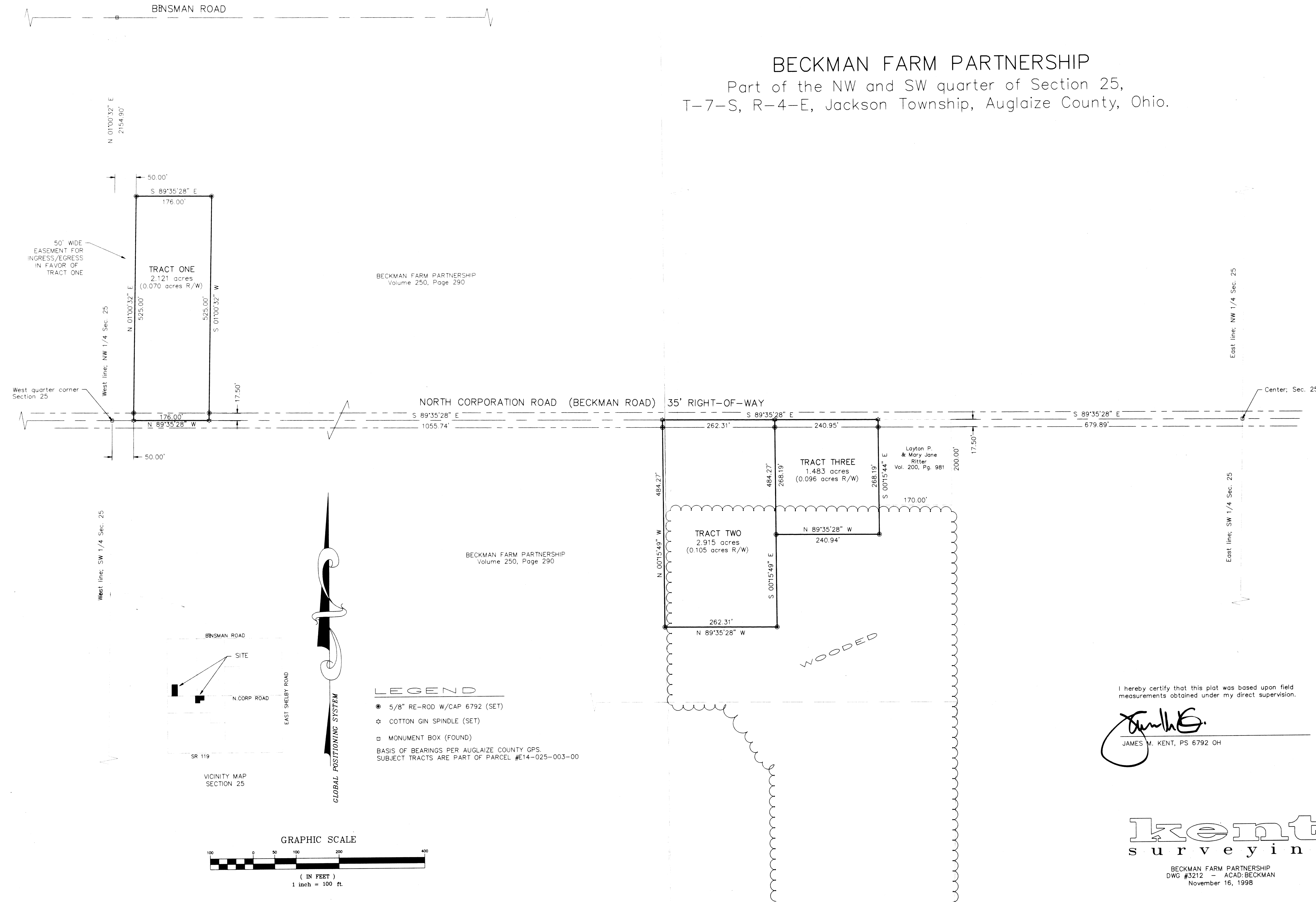


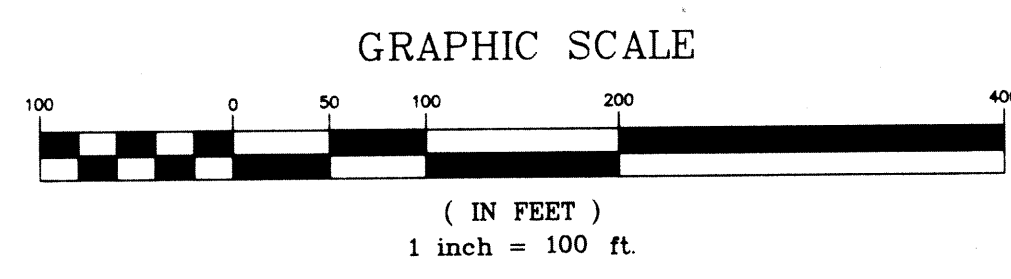
BECKMAN FARM PARTNERSHIP
Part of the NW and SW quarter of Section 25,
T-7-S, R-4-E, Jackson Township, Auglaize County, Ohio.



LEGEND

- 5/8" RE-ROD W/CAP 6792 (SET)
- ☆ COTTON GIN SPINDLE (SET)
- MONUMENT BOX (FOUND)

BASIS OF BEARINGS PER AUGLAIZE COUNTY GPS.
SUBJECT TRACTS ARE PART OF PARCEL #E14-025-003-00



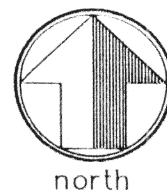
I hereby certify that this plat was based upon field measurements obtained under my direct supervision.

James M. Kent
JAMES M. KENT, PS 6792 OH

kent
surveying

BECKMAN FARM PARTNERSHIP
DWG #3212 - ACAD:BECKMAN
November 16, 1998

JAC-25-2



LEGAL DESCRIPTION
Tract One

scale:

Being a part of the northwest quarter of Section 25, T-7-S, R-4-E, Jackson Township, Auglaize County, Ohio as evidenced by Volume 250, Page 290 and more particularly described:

Commencing at a monument box (found) at the West quarter corner of said Section 25, said point also being the legal centerline of North Corporation Road; thence, S 89 degrees 35' 28" E along the south line of the northwest quarter of Section 25 and the legal centerline of North Corporation Road, for a distance of 50.00 feet to a cotton gin spindle (set), said spindle being the **POINT OF BEGINNING** for the tract herein described;

thence, N 01 degree 00' 32" E (passing through a 5/8" re-rod w/cap set on the north right-of-way line of North Corporation Road at a distance of 17.50 feet) for a total distance of 525.00 feet to a 5/8" re-rod w/cap (set);

thence, S 89 degrees 35' 28" E for a distance of 176.00 feet to a 5/8" re-rod w/cap (set);

thence, S 01 degree 00' 32" W (passing through a 5/8" re-rod w/cap set on the north right-of-way line of North Corporation Road at a distance of 507.50 feet) for a total distance of 525.00 feet to a cotton gin spindle (set) on the south line of the northwest quarter of Section 25 and the legal centerline of North Corporation Road;

thence, N 89 degrees 35' 28" W along the aforesaid south line and legal centerline, for a distance of 176.00 feet to the **POINT OF BEGINNING**, containing therein 2.121 acres, of which 0.070 acres is road right-of-way. Subject to an easement for underground electrical conduit (exact location unknown) and an electric transformer (laying 7.0 feet south of the northeast corner of the subject tract) which now serves the Beckman Farm barn.

ALSO, an easement for ingress/egress in favor of the grantee being fifty (50) feet wide and immediately west of the above tract, and more particularly described as follows:

Beginning at a monument box (found) at the West quarter corner of Section 5, said point also being on the legal centerline of North Corporation Road;

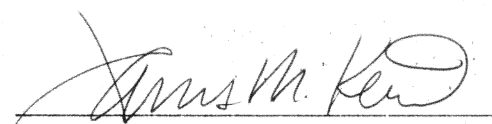
thence, N 01 degree 00' 32" E along the west line of the northwest quarter, for a distance of 525.00 feet to a point;

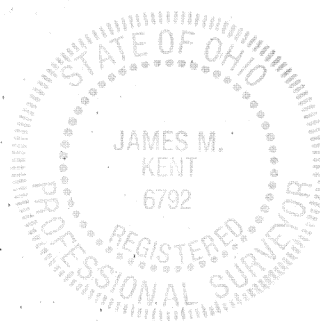
thence, S 89 degrees 35' 28" E for a distance of 50.00 feet to a 5/8" re-rod w/cap (set);

thence, S 01 degree 00' 32" W (passing through the north right-of-way line of North Corporation Road and a 5/8" re-rod w/cap set at a distance of 507.50 feet) for a total distance of 525.00 feet to a cotton gin spindle (set) on the south line of the northwest quarter of Section 25 and the legal centerline of North Corporation Road;

thence, N 89 degrees 35' 28" W along the aforesaid south line and legal centerline, for a distance of 50.00 feet to the Point of Beginning containing therein 0.602 acres.

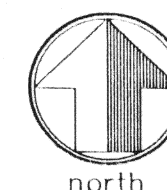
The above tract is subject to all easements and highway right-of-way at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing #3212 dated November 16, 1998. Basis of bearings per Auglaize County GPS. Being a part of parcel #E14-025-003-00.


James M. Kent, P.S. 6792 OH



CLIENT BECKMAN DATE 11/16/98
COUNTY AUGLAIZE TOWNSHIP JACKSON
SECTION 25 T-7-S; R-4-E
DRAWN BY JMK DRAWING NO. 3212
SHEET 1 OF 3

kent
surveying
p.o. box 96 • 419/738-5677
wapakoneta, ohio



LEGAL DESCRIPTION
Tract Two

scale:

Being a part of the southwest quarter of Section 25, T-7-S, R-4-E, Jackson Township, Auglaize County, Ohio as evidenced by Volume 250, Page 290 and more particularly described:

Commencing at a monument box (found) at the West quarter corner of said Section 25, said point also being the legal centerline of North Corporation Road; thence, S 89 degrees 35' 28" E along the north line of the southwest quarter of Section 25 and the legal centerline of North Corporation Road, for a distance of 1281.74 feet to a cotton gin spindle (set), said spindle being the **POINT OF BEGINNING** for the tract herein described;

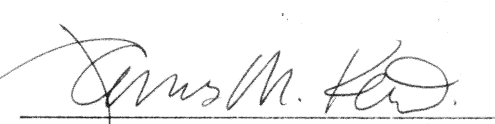
thence, continuing along the aforesaid north line and legal centerline S 89 degrees 35' 28" E, for a distance of 262.31 feet to a cotton gin spindle (set);

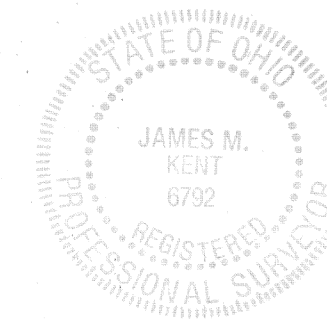
thence, S 00 degree 15' 49" E (passing through a 5/8" re-rod w/cap set on the south right-of-way line of North Corporation Road at a distance of 17.50 feet) for a total distance of 484.27 feet to a 5/8" re-rod w/cap (set);

thence, N 89 degrees 35' 28" W for a distance of 262.31 feet, to a 5/8" re-rod w/cap (set);

thence, N 00 degrees 15' 49" W (passing through a 5/8" re-rod w/cap set on the south right-of-way line of North Corporation Road at a distance of 466.77 feet) for a total distance of 484.27 feet to the **POINT OF BEGINNING**, containing therein 2.915 acres, of which 0.105 acres is road right-of-way.

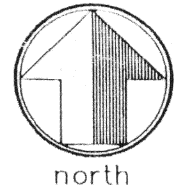
The above tract is subject to all easements and highway right-of-way at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing #3212 dated November 16, 1998. Basis of bearings per Auglaize County GPS. Being a part of parcel #E14-025-003-00.


James M. Kent, P.S. 6792 OH



CLIENT BECKMAN DATE 11/16/98
COUNTY AUGLAIZE TOWNSHIP JACKSON
SECTION 25 T-7-S; R-4-E
DRAWN BY JMK DRAWING NO. 3212
SHEET 2 OF 3

kent
surveying
p.o. box 96 • 419/738-5677
wapakoneta, ohio



LEGAL DESCRIPTION
Tract Three

scale:

Being a part of the southwest quarter of Section 25, T-7-S, R-4-E, Jackson Township, Auglaize County, Ohio as evidenced by Volume 250, Page 290 and more particularly described:

Commencing at a monument box (found) at the West quarter corner of said Section 25, said point also being the legal centerline of North Corporation Road; thence, S 89 degrees 35' 28" E along the north line of the southwest quarter of Section 25 and the legal centerline of North Corporation Road, for a distance of 1544.05 feet to a cotton gin spindle (set), said spindle being the **POINT OF BEGINNING** for the tract herein described;

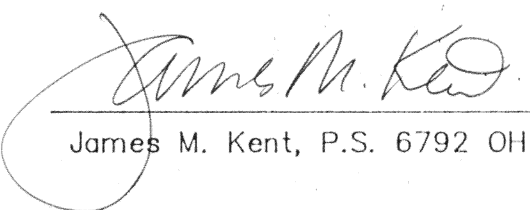
thence, continuing along the aforesaid north line and legal centerline S 89 degrees 35' 28" E, for a distance of 240.95 feet to a cotton gin spindle (set);

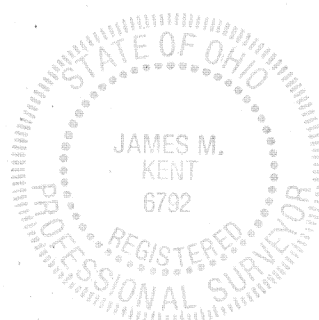
thence, S 00 degree 15' 44" E (passing through a 5/8" re-rod w/cap set on the south right-of-way line of North Corporation Road at a distance of 17.50 feet) for a total distance of 268.19 feet to a 5/8" re-rod w/cap (set);

thence, N 89 degrees 35' 28" W for a distance of 240.94 feet, to a 5/8" re-rod w/cap (set);

thence, N 00 degrees 15' 49" W (passing through a 5/8" re-rod w/cap set on the south right-of-way line of North Corporation Road at a distance of 250.69 feet) for a total distance of 268.19 feet to the **POINT OF BEGINNING**, containing therein 1.483 acres, of which 0.096 acres is road right-of-way.

The above tract is subject to all easements and highway right-of-way at the time of the recording of this instrument. Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; Kent Surveying drawing #3212 dated November 16, 1998. Basis of bearings per Auglaize County GPS. Being a part of parcel #E14-025-003-00.


James M. Kent, P.S. 6792 OH



CLIENT BECKMAN DATE 11/16/98
COUNTY AUGLAIZE TOWNSHIP JACKSON
SECTION 25 T-7-S; R-4-E
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SHEET 3 OF 3

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